



## Ground And First Floor Suites

The Byre, Hodore Farm, Hartfield, TN7 4AR

**Character business  
suites/offices to let in barn  
conversion at Hartfield  
Flexible terms available**

**328 to 790 sq ft**  
(30.47 to 73.39 sq m)

# Ground And First Floor Suites, The Byre, Hodore Farm, Hartfield, TN7 4AR

## Summary

<b>Available Size</b>	328 to 790 sq ft
<b>Rent</b>	£375 - £875 per month
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon Enquiry

## Description

The Old Barn comprises a series of office suites over ground and first floor with shared kitchen and cloakroom facilities arranged as follows:

Main entrance doors to inner lobby with 2 separate cloakrooms. Door to inner hallway with stairs to first floor and doors to:

kitchen fitted with sink unit, worktop and space for fridge. Further door to outside.

Ground floor suite, 4.66m (15' 3") x 6.56m (21' 6") – overall 30.6 sq m (328 sq ft), twin aspect, ceiling spotlights, carpet – £375pcm

First floor suite, 6.67m (21' 9") x 6.47m (21' 3") – overall 43.2 sq m (462 sq ft), feature beams, vaulted ceiling, twin aspect, led strip and spot lights, carpet – £500pcm

Generous car parking provisions to the front.

Each suite available separately or together and for a minimum term of just 1 year on normal proportionally full repairing and insuring basis

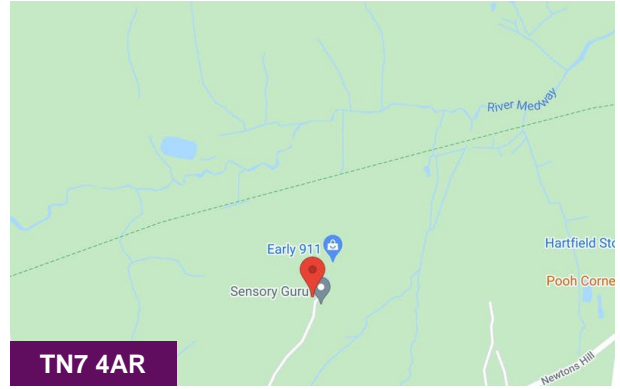
There is a service charge for contribution towards electricity and use of kitchen and cloakroom facilities

The landlords produce their own tenancy agreement providing for quick and simple access. Deposit (one month rent) and first months rent required on signing.

## Location

Hodore farm is located along a private drive a short distance along Parrock Lane and its junction with Hartfield Road, the B2110.

A number of farm units have been converted to provide for character offices and business units



## Viewing & Further Information



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